



A. PROJECT INFORMATION

1. APPLICATION IS: Development Project Protest Appeal

2. STAFF REVIEW DATE: 1/30/2020

3. SITE INFORMATION

Development Address: 7449 Frankstown Ave

Parcel ID(s)/Lot-and-Block Number(s): 174-L-46

Project Description: combine two buildings to create a 15 unit multi-family building

3. CONTACT INFORMATION

Applicant Name: Ryan England

Applicant Contact (phone and email): rengland@gmail.com, (412) 345-1999

B. ZBA HEARING INFORMATION

Zone Case # 145 Click here to enter text. of 2020 Click here to enter text.

Date of Hearing: July 23, 2020 Click here to enter text. Time of Hearing: 10:00 a.m. Click here to enter text.

Zoning Designation: RM-M

Neighborhood: Homewood North

Zoning Specialist: DS

C. ZBA REQUESTS

Type of Request: Special Exception

Code Section: 916.02.A

Description: Residential Compatibility interior side setback 15', 3' requested for parking space.

Type of Request: Special Exception

Code Section: 916.02.A

Description: Dumpster sideyard setback 30' required, 20' requested

Type of Request: Variance

Code Section: 903.03.C

Description: 1800 sf per unit required, 546 sf per unit proposed*

Parcel ID : 0174-L-00046-0000-00
Property Address : 7449 FRANKSTOWN AVE
PITTSBURGH, PA 15208

Municipality : 113 13th Ward - PITTSBURGH
Owner Name : ESPERANZA HOMEWOOD LLC

Data displayed on this map is for informational purposes only. It is not survey accurate and is meant to only show a representation of property lines.

[Print](#)

Note: This button uses pop-ups. Please click help button for further printing instructions.

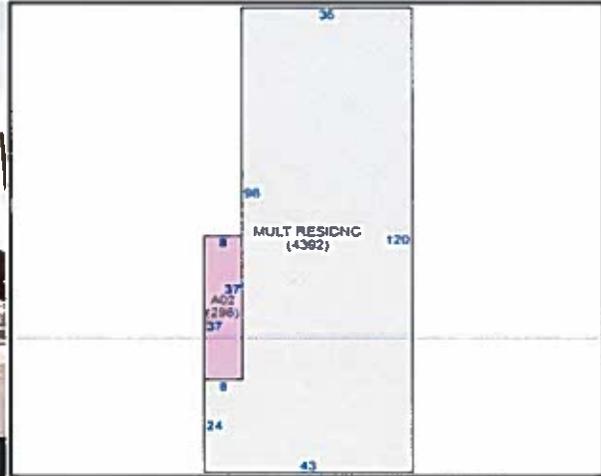


Parcel ID : 0174-L-00046-0000-00
Property Address : 7449 FRANKSTOWN AVE
PITTSBURGH, PA 15208

Municipality : 113 13th Ward - PITTSBURGH
Owner Name : ESPERANZA HOMEWOOD LLC



0174L00046000000



7449 Frankstown Rd

DCP-ZDR-2020-00675

Hi Christopher,

I sent comments to Ryan England, the Applicant, back in January and he hadn't responded yet. Did he contact you? I usually wait to hear from an applicant before signing them up for the board - just in case they want to make changes to the project to avoid the hearing.

Here's a copy of my comments...

Site Plan Review Comments -- The following items must be addressed in order for the Site Plan Review to proceed. Please email revisions to the application package based on these comments to me (daniel.schepke@pittsburghpa.gov). I will verify that the revisions are consistent with the comments and contact you with any questions. In the meantime, if you have any questions about the comments or the review process, please let me know so that we may discuss.

General Requirements and Hearings

1. The Zoning fee for this project is \$750.00 for the Site Plan Review fee. The Zoning fee can be paid through the OneStopPGH portal or in-person at the OneStopPGH Counter by check or money order payable to "Treasurer, City of Pittsburgh" or by credit card, subject to an additional processing fee.
2. A professional architect or engineer must stamp the provided plans for the final Zoning approved set, including the site plan, landscape plan, grading plan, and elevations.
3. A Zoning Board of Adjustment (ZBA) Hearing is required for the project. The parking is located in the 15' residential compatibility setback. Residential Compatibility standards can be waived by the ZBA as a Special Exception. Lana Ipatova will follow up with the confirmed date and hearing time when the required 21 day notice poster is ready. The fee for a ZBA hearing is \$550.00, which is due when the poster is picked up from the Zoning Counter.
4. At Least 30 Days before the ZBA hearing, you need to hold a Development Activities Meeting (DAM) with the Homewood Community Development Collaborative, the neighborhood's Registered Community Organization (RCO). Work with the DCP Neighborhood Planner Christopher Corbett (christopher.corbett@pittsburghpa.gov) to coordinate with the RCO and schedule the meeting.

Parking and Loading

5. The apartments need to have at least one protected bike space. Protected Bicycle Parking Spaces are secure facilities which protect the entire bicycle, its components and accessories against theft and against inclement weather. Show the 4' x 6' bike parking footprint on site plan. Bike parking spaces also need a 4' minimum access aisle in addition to the 4' x 6' bike parking footprint. Provide a detail of the proposed bicycle rack and information about how it will be protected.
6. On the revised site plan, show the distance from the edge of the parking area to the building. The space needs to be at least 3' from the building.

Landscaping

7. A total of 6 street trees are required for the site's frontage on North Braddock Ave and Frankstown Avenue. On a landscape plan, show the 30 SF (ideally 3' x 10') planting pits and location of the street trees. Indicate the tree species for the proposed street trees and provide a planting detail. Work with Lisa Ceoffe (412-670-5072, lisa.ceoffe@pittsburghpa.gov) on the selection and placement of street trees.
8. Provide information about how residents of the apartment building will manage trash. If there is going to be a dumpster or a place where everyone brings their trash for pick-up, that area will need to be screened on all sides in accordance with 918.02.

Design Review

9. Does this project include any changes or renovations to the building façade? If it does, the project might require design review. Send me building elevations and I will work with the Design Review Planner, David De Leon (david.deleon@pittsburghpa.gov) to determine whether the project requires design review.

Addressing

10. A new address will be required for the project. Please complete the Addressing Request Form and send it to addressing@pittsburghpa.gov to apply for a new address. A valid address is required to obtain final Zoning approval.

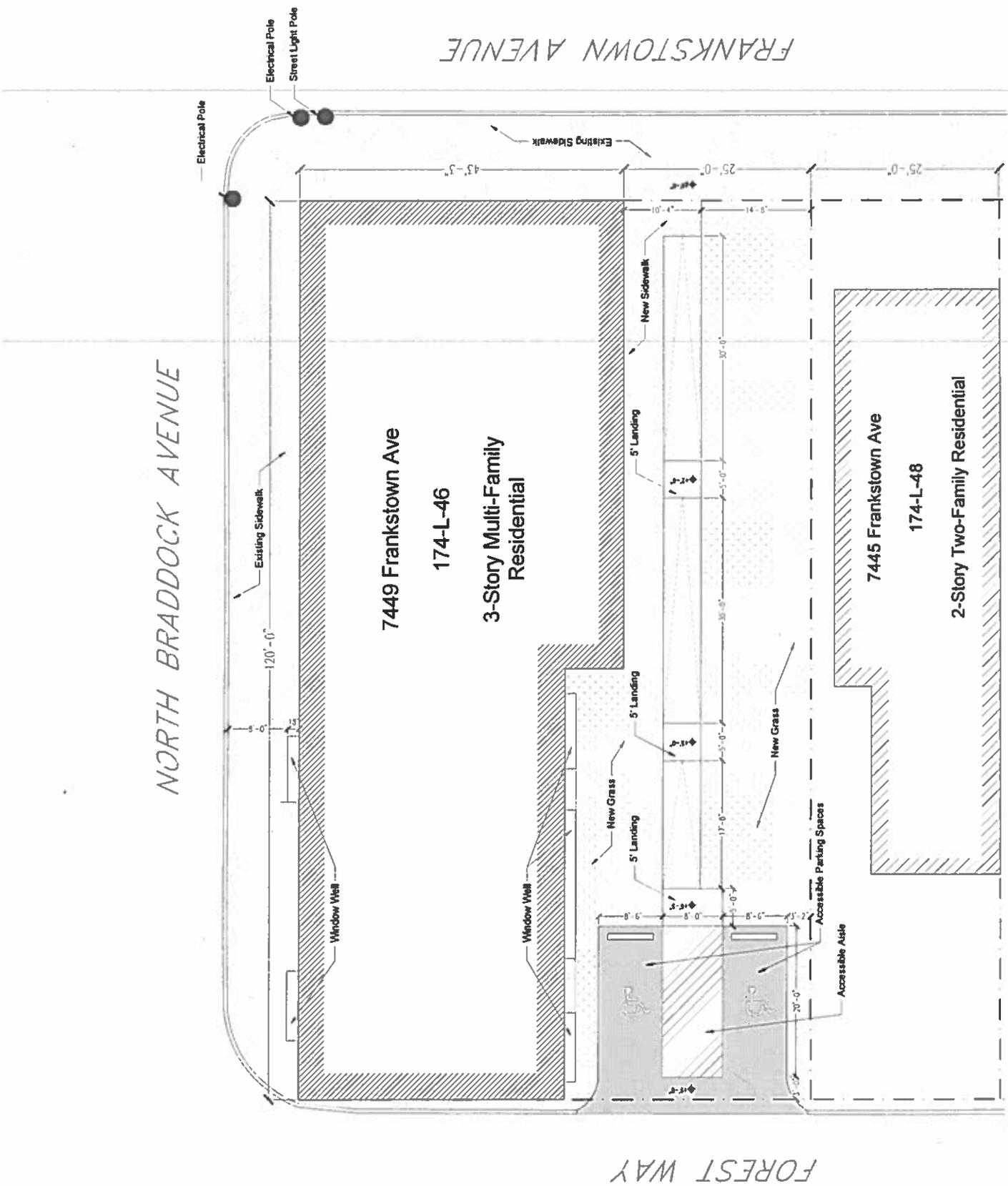
Department of Mobility and Infrastructure (DOMI) review

11. A Curb Cut permit is needed for the new driveway access proposed off Forest Way. Email Bobbie Abbondanza (bobbie.abbondanza@pittsburghpa.gov) to schedule a time to apply for the curb cut permit at DOMI's permit office at 611 Second Avenue. Please provide the Zoning application number – DCP-ZDR-2020-00675 – along with DOMI's required application drawings. the Curb Cut permit must be issued to obtain final Zoning approval.

Thanks!

D

□



1 PROPOSED SITE PLAN
 Scale: 3/16"=1'-0"